

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
MAY 26, 2015  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:03 p.m.

**Public session:** There was no public comment.

Minutes: The minutes of May 12, 2015 were reviewed.

**ON A MOTION** by James Sansone, seconded by Eric Lukingbeal, the Commission voted (5-0-1) to approve the minutes of May 12, 2015 as presented. Charles Kraiza abstained.

**Public hearing:**

The public hearing for an application seeking a Special Permit for an Accessory Apartment, Section 8.5 of the Zoning Regulations, for property located at 2 Apple Tree Lane, File Z-4-15 opened at 7:04 p.m. Joseph Galiatsatos, owner, introduced himself and his wife Gabrielle to the Commission. He noted they recently purchased their home and wanted to add a 20 x 28 square foot, 3-room accessory apartment off the back of the house/garage for his mother. The apartment will have its own outside access through a deck and access through the garage. William Volovski, Building Official and ZEO has reviewed the proposal and determined it is in conformance with the Building Code and meets the requirements of Section 8.5 of the Zoning Regulations. There was no public comment. The public hearing closed at 7:12 p.m.

Margaret Chapple entered at 7:08 p.m.

**Receive applications:** There were no new applications.

**Discussion:** The Commission held a brief discussion concerning an application seeking a Special Permit for an Accessory Apartment, Section 8.5 of the Zoning Regulations for property located at 2 Apple Tree Lane, File Z-4-15.

**ON A MOTION** by James Sansone, seconded by Eric Lukingbeal, the Commission voted (7-0) to approve an application for a Special Permit for an Accessory Apartment, Section 8.5 for property located at 2 Apple Tree Lane, File Z-4-15, as proposed.

**Discussion of the Center Zone Review Subcommittee Report:**

As previously requested by the Commission, Fran gave a Power Point presentation related to the report of the Center Zone Review Subcommittee. He showed maps of the Town, the Center and

the specific area where a proposed zoning amendment would have the greatest impact. He reviewed the various Center Zones and the Historic Overlay Zone. Fran addressed the primary

recommendation of the Subcommittee, the removal of the Section 3.12.5 #1, regarding retail use, restaurants and commercial services and mapped the properties that would be impacted by this change. He then went over the definitions of uses to show how “prohibited uses” can be in conflict and cause confusion in the interpretation of the regulations. He concluded with the primary reasons that the subcommittee made the recommendations. These included; increasing opportunities for new business within the Town Center; confidence that the PZC would make proper decisions when reviewing future Special Permit applications within the Granby Center; avoiding confusion in the interpretation of the regulations and the promotion of preservation, rehabilitation and a greater variety of uses within the Center.

The Commission discussed the matter and made suggestions to the proposed re-wording of Section 3.12.5 #2. The suggested wording change was designed to make it clear that the Planning and Zoning Commission would seek input from the Salmon Brook Historical Society, upon receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District.

**ON A MOTION** by Mark Lockwood, seconded by Charles Kraiza, the Commission voted (7-0) to consider a zoning amendment to Section 3.12.5 #1 and #2 as recommended by the Center Zone Review Subcommittee and as modified by the Commission above. A public hearing on the proposed amendment will be scheduled for June 9, 2015.

**Staff Reports and Correspondence:**

Fran reported on the progress of the generator for the middle school emergency shelter and sidewalks.

**Commission discussion of items of interest or concern:**

Linda Spevacek announced that she has decided to resign from the Planning and Zoning Commission. Her last meeting will be June 9, 2015. Chairwoman Johnson and the other members of the Commission expressed their appreciation of her service to the community and noted the significant contributions that she regularly made in the decision making process.

The meeting adjourned at 8:06 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary